

Board Meeting Date: March 26, 2024
Special Notice / Hearing: 10-days/500 feet
Vote Required: Majority

To: Honorable Board of Supervisors
From: Steve Monowitz, Director of Planning and Building
Subject: EXECUTIVE SUMMARY: Consideration of a General Plan Land Use Map Amendment, Coastal Development Permit, Design Review Permit, and Grading Permit for the Cypress Point Planned Unit Development in the unincorporated Moss Beach area.

County File Number PLN 2022-00220 (MidPen Housing Corporation)

RECOMMENDATION:

Public hearing to consider a General Plan Land Use Map Amendment, Coastal Development Permit, Design Review Permit, and Grading Permit, County File Number PLN 2022-00220, to construct the Cypress Point Planned Unit Development in the unincorporated Moss Beach area:

- A) Open public hearing
- B) Close public hearing;
- C) Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of APN 037-022-070 from Medium-High Density Residential to Medium Density Residential; and
- D) Approve the Coastal Development Permit, Design Review Permit, and Grading Permit by making the required findings and adopting the conditions of approval contained in Attachment A.

BACKGROUND:

The Project applicant, MidPen Housing, is proposing to construct an affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building. Five different building layouts and unit configurations, all with a maximum building height of 28 feet are proposed. Public utility lines will be extended underground throughout the site.

The project will provide a mixture of one-, two-, and three-bedroom units, including a combination of two-story townhouses and Americans with Disabilities Act-accessible one-story flats. All units, except for the manager's apartment, will be affordable to households earning up to 80 percent of the Area Median Income. As part of the resident selection process, the project proposes to include a preference for individuals who live and/or work in the region for 75 percent of the units. Eligible households are those that

include at least one member who lives or works in the City of Pacifica, the City of Half Moon Bay, and/or the unincorporated County region between the City of Pacifica and the City of Half Moon Bay ("MidCoast Area"). Twenty-five percent (25 percent) of the units will be set aside for agricultural workers.

In addition to the housing units, the project will include an approximately 3,300-square-foot community building, which will contain the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project also includes several outdoor recreational amenities, including a community garden, children's play area, and picnic areas.

Vehicular access to and from the project site will be provided by a new single driveway on Carlos Street. A second new access route, which will be restricted to emergency vehicles only, will connect with Lincoln Street. There will be 142 parking spaces on site, forming a ring around the central core of apartment buildings. Accessible walkways will provide internal pedestrian access to the site, and trails will be provided around most of the perimeter of the site for recreational use by both residents and the general public.

The applicant is also seeking an amendment of the County General Plan land use designation for the project parcel, from Medium-High Density Residential to Medium Density Residential. A General Plan land use designation of Medium Density Residential allows for development at densities of 6.1 to 8.7 housing units per acre. The Local Coastal Program (LCP) allows for development at densities of 6.1 to 8.0 housing units per acre in the Local Coastal Program.

Project construction will take place in one phase over a period of 18 months. The project will excavate approximately 9,506 cubic yards on site and import approximately 19,388 cubic yards of fill.

The applicant is also requesting authorization to erect temporary fencing along the street frontage of the property as is frequently seen at construction sites throughout the County. The fencing will be 6 feet tall and consist of chain link fencing with black vinyl screening and "No Trespassing" signage. The fence will have three gated access points. Two will be on the east side and one will be on the west side of the site to allow construction personnel to access the site. Montara Water and Sanitary District (MWSD) will also be provided access to their two large water tanks on the parcel. The fencing will be erected once the project has been approved, and the property has been acquired by the applicant, in order to secure the site, and will be removed once construction is complete.

DISCUSSION:

The proposed project is located on a site that has been designated for affordable housing since 1980 and was the subject of a 2020 LCP amendment that revised the pre-existing Planned Unit Development zoning to allow for a smaller project than previously envisioned for the site. Construction of this project will provide much needed

affordable housing and furthers the County's goals of providing housing and increasing coastal access for all segments of the County's population.

As detailed by the staff report, the project, as conditioned, conforms to applicable General Plan and LCP policies as well as to the County's Zoning and Grading regulations. The proposed General Plan amendment, which will replace the site's Medium-High Density Residential land use designation with a Medium Density Residential designation, will bring the General Plan into conformity with the LCP (as amended in 2020), and is compatible with surrounding residential and urban uses. Public services are available to accommodate the project, which has been designed to protect coastal views, avoid sensitive habitat areas, and mitigate potential impacts to special status species that have a small probability of temporarily being present on the site. In accordance with LCP policies, impacts associated with additional vehicle trips to and from the property will be minimized through the implementation of a Transportation Demand Management Plan and the installation of improvements to the local pedestrian and bicycle network. Cumulative circulation impacts will be address by the project's contribution to the infrastructure improvements identified by Connect the Coastside (the County's Comprehensive Transportation Plan for the MidCoast area), including but not limited to improvements to the SR-1/California Street and SR-1/Carlos Street/16th Street intersections, and the possible installation on a multi-use recreation trail along Carlos Street. The project site is not located in a mapped high fire severity zone and does not have any significant geologic or seismic hazards. The presence of lead in soils within isolated areas of the site, associated with former military use, does not occur at levels that pose dangers to human health or the environment, and will be diluted and covered by clean fill and soil that will be imported to the site.

The Planning Commission recommended approval of the project on March 13, 2024 by making the findings for each permit.

This report has been reviewed and approved by the County Attorney's Office as to form.

FISCAL IMPACT:

The County has previously awarded \$5,500,000 in Measure A, Measure K, HOME, and RDA funds to MidPen Housing Corporation for project planning and site acquisition.

ATTACHMENTS:

- A. Recommended Actions, Findings, and Conditions of Approval
- B. Project Plans
- C. AB1449 Statutory Exemption Statement
- D. Cypress Point Affordable Housing Community DEIR background information
- E. Public Correspondence from March 13, 2024, Planning Commission Hearing